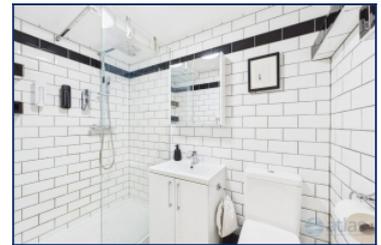


## Devonshire Road, Princes Park, L8



To Let - £1,600 per calendar month

### Key Features

- 2 Bedroom 2 Bathroom Apartment
- EPC Rating: E
- Stunning, Part-Furnished Apartment Arranged Over Ground and Lower Ground
- Beautiful Kitchen with Large Feature Windows Overlooking the Communal Gardens
- Modern, Fully Fitted Kitchen with Integrated Appliances
- Striking Marble Fireplace Providing an Elegant Focal Point
- Direct Access to the Communal Gardens from the Apartment
- Two Spacious Double Bedrooms on the Basement Level, Including a Main Bedroom with Luxury En-Suite
- Contemporary Shower Room Also Located on the Basement Level
- Allocated Off-Street Parking Included
- Well-Maintained Communal Gardens Accessible Directly from the Property
- Sought-After Location in the Leafy and Well-Connected Princes Park / L8 Area

### Move-in Costs

- Security Deposit: £1,846.15
- To secure this property you are required to pay a holding deposit equal to one weeks rent, £369.23. The holding deposit will go on to form part of your rent/security deposit. The balance of any rent/security deposit is normally payable the working day before you move in.

### Further Details

- Furnishing: Part Furnished
- Floor: Ground
- No. of Floors: 2
- Floor Space: 1,039 square feet / 97 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Security: CCTV, Intercom (Audio Only)
- Parking: Allocated
- Outside Space: Communal Gardens
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Fridge/Freezer, Washer Dryer, Wine Cooler
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 12 months
- Minimum Annual Household Income: £48,000
- Guarantor NOT required (subject to referencing)
- Pets NOT considered
- Smoking NOT permitted

## Description

Brought to the market by Atlas Estate Agents, this exquisite two-bedroom, two-bathroom duplex apartment to let is tucked away on Devonshire Road in the elegant, leafy heart of Princes Park (L8).

Stepping into the reception room, you are greeted by soaring high ceilings and grand period windows that flood the space with natural light. The lounge is truly impressive — spacious, refined, and centred around a striking marble fireplace, providing a gracious focal point for relaxing or entertaining.

Adjacent, the modern kitchen is fully fitted with integrated appliances and large feature windows overlooking the beautifully maintained communal gardens, creating a bright and welcoming space. From here, the apartment enjoys direct access to Princes Park, offering a seamless connection to this iconic green space.

Moving down to the lower ground floor, you will find two spacious double bedrooms, both benefitting from generous proportions. The main bedroom enjoys a luxurious en-suite bathroom, while the second bedroom is served by a tasteful, contemporary shower room. Large windows at this level ensure the space feels light, open, and tranquil.

The apartment is part-furnished and benefits from an intercom and a building-wide CCTV system, accessible to all residents via their phones.

Outside, the property offers allocated off-street parking — a rare and valuable asset in this area. The communal gardens provide a peaceful, green retreat in this well-connected neighbourhood.

The location is just as compelling as the home itself. Princes Park (L8) is renowned for its leafy streets, excellent transport links, and proximity to well-regarded schools. It's just a short distance to Lark Lane, Sefton Park, and easy routes into Liverpool city centre, making this apartment ideal for professionals, small families, or anyone seeking stylish, comfortable living in one of Liverpool's most desirable addresses.

## Additional Images



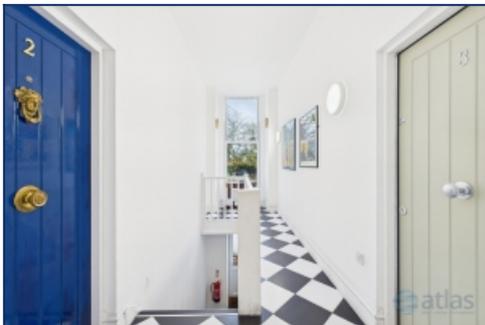
Bedroom One



Main Entrance



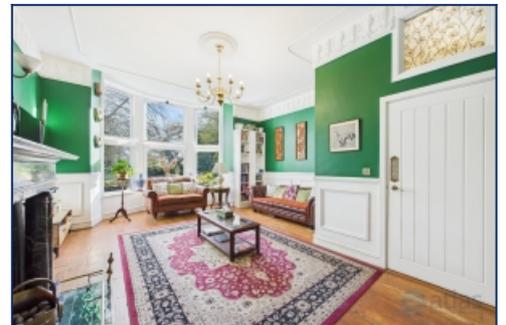
Communal Hallway



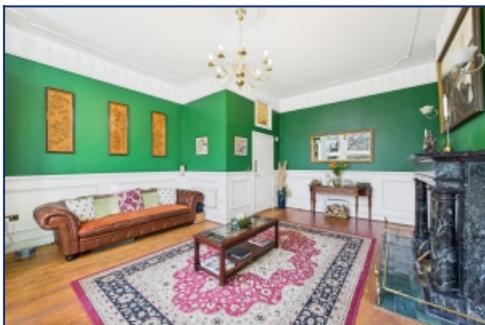
Communal Hallway



Entrance



Lounge



Lounge



Kitchen



Kitchen



Kitchen



Kitchen



Hallway /Landing



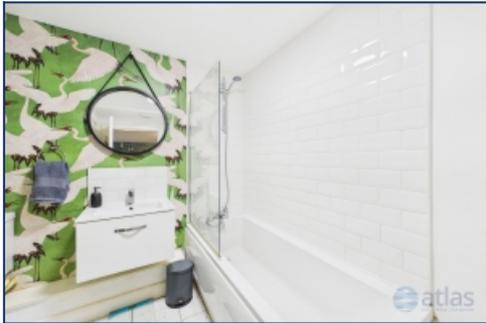
Hallway



Bedroom One



En-suite Bathroom



En-suite Bathroom



Bedroom Two



Bedroom Two



Communal Gardens



Communal Gardens



External



Communal Gardens



Communal Gardens



Communal Gardens



Communal Gardens



Communal Gardens



Communal Gardens

## Floor Plans



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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.